

**\*\* UNOFFICIAL MEETING MINUTES – THESE MINUTES HAVE NOT BEEN  
APPROVED BY THE FRISCO COMMUNITY DEVELOPMENT CORPORATION \*\***

**REGULAR MEETING OF THE  
FRISCO COMMUNITY DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS**

**FRISCO CITY HALL  
GEORGE A. PUREFOY MUNICIPAL CENTER  
CONFERENCE ROOM 3A  
6101 FRISCO SQUARE BOULEVARD  
FRISCO, TEXAS 75034**

**6:30 P.M.**

**THURSDAY, MARCH 18, 2010**

**MINUTES**

**CALL TO ORDER**

President Hunt Reifschneider called the meeting to order at 6:30 p.m. Board members present included President Hunt Reifschneider, Vice-President Allen Biehl, Treasurer Keith Wright, Secretary Cynthia Hurley, Gary Carley and Craig Moen. Board Members absent included Marc Robertson.

City staff present included City Manager George Purefoy, Deputy City Manager Henry Hill, Assistant City Manager Ron Patterson, Director of Parks and Recreation Rick Wieland, Planning and Business Development Manager Dudley Raymond, Assistant Director of Finance Danny Collier, Accountant Charles Gorman, and Strategic Services Manager / Assistant to the City Manager John Eaglen.

**CITIZEN INPUT**

There was no citizen input submitted at the meeting.

**ROUTINE BUSINESS**

1. Consider and act upon approval of the Minutes of the January 21, 2010 and the February 10, 2010 Meetings of the Board.

Cynthia Hurley moved to approve the minutes of the January 21, 2010 and the February 10, 2010 Meetings of the Board. Allen Biehl seconded the motion, and the motion was unanimously approved 6-0.

2. Parks Report.

Planning and Business Development Manager Dudley Raymond provided an overview of the current parks projects with the Board. The Board discussion included the following topics: the status of B.F. Phillips Phase 2 construction, the impact to the soccer fields due to practices occurring on wet fields, the status of construction for Beavers Bend and Hummingbird Parks, recap of the recent Trick-A-Trout Kidfish event, a status update on the Legacy Drive Slope Failures, an update on Parks Superintendent Bobby Johnson, a status update on the discussions between the Frisco Soccer Association and Pizza Hut Park, and feedback received on the improvements to the Shawnee Trail softball fields.

3. Financial and Budgetary Update.

Assistant Director of Finance Danny Collier introduced Accountant Charles Gorman and reviewed two months of the financial data and sales tax collections with the Board. The Board discussion included the review of the information included on the 2009 year end statement.

**REGULAR AGENDA**

4. **Consideration:** Consider and act upon acceptance of the Frisco Community Development Corporation (FCDC) statements in the City of Frisco's Comprehensive Annual Financial Report (CAFR).

Assistant Director of Finance Danny Collier provided an overview of the CAFR, presented the highlights of the FCDC's financial position and reviewed the FCDC Balance Sheets. Assistant Director Collier stated that as part of the Annual Report process the FCDC needs to accept this in addition to the Frisco City Council, who accepted the CAFR at their March 2, 2010 meeting. Highlights of the Board Discussion included the following topics: Differences between the investment earnings of the FCDC and the Frisco Economic Development Corporation, discussion of the investment strategies for the FCDC, and an overview and discussion of the Frisco Charitable Foundation.

At the conclusion of discussion Allen Biehl moved to accept the FCDC statements in the City of Frisco CAFR as presented. Gary Carley seconded the motion, and the motion was unanimously approved 6-0.

5. **Discussion:** Discuss and give staff direction upon the alternatives for the naming of the Beal Building.

Assistant City Manager Ron Patterson provided the Board with a status report on the Beal Building renovation project. The current Guaranteed Maximum Price (GMP) estimate exceeds the current project budget estimate. City staff, Balfour-Beatty Construction and BOKA Powell has started a Value Engineering Process to identify savings, and both Balfour-Beatty and BOKA Powell have reduced their fees for work on the Project. Assistant City Manager Patterson provided an overview of where

some of the cost overages have occurred, including foundation work, the necessary depth of the sanitary sewer line, HVAC upgrading requirements and necessary electrical revisions to the building. Assistant City Manager Patterson added that there will be some revised GMP estimates provided from the Value Engineering process in the coming weeks and an Amendment Number One to the Construction Manager At-Risk Agreement for acceptance of the GMP would need to be an item for consideration on the next FCDC meeting agenda.

Highlights of the Board discussion included the scope of the renovation work to account for future uses of the building, an overview of the Value Engineering Process and a discussion of the particular elements of the current process, discussion of the timeline for approving a GMP for the Project, the potential for the FCDC to consider scope alternatives for the Project, a discussion of the potential for alternative funding for the Project, a status update of the progress of the Museum of the American Railroad's relocation to Frisco, and the potential to generate revenue relating to naming rights for the Beal Building.

The Board further discussed the naming alternatives for the Beal Building; Assistant City Manager Patterson stated that the top alternatives from BOKA Powell would be presented to the Board at the next meeting. In the interim Board members can submit their individual ideas to Strategic Services Manager / Assistant to the City Manager John Eaglen.

At the conclusion of the discussion the Board provided the following direction to City staff:

- Pull together the naming alternatives from BOKA Powell and the submissions from the FCDC members for discussion at the next meeting;
- City staff will follow-up on the potential for generating revenue for the naming rights of the Building;
- All future reference to the Building will be the "CDC Building" versus the "Beal Building."

6. **Discussion:** Status report on direction provided by the Board of Directors at their January 21, 2010 meeting regarding the potential use of the Weir Property.

Deputy City Manager Henry Hill provided an overview of progress made on the direction provided by the Board at the January 21, 2010 meeting, in that City staff has found an artist to serve as an anchor tenant at the property. The anchor tenant candidate is also willing to provide services in order to facilitate a public art project at Warren Sports Complex. Deputy City Manager Hill asked the Board if they want City staff to proceed with working up a formal lease agreement with the anchor tenant candidate and to bring this back to the Board for consideration. Highlights of the

Board's discussion was the anticipated budget for the public art project at Warren Sports Complex, the potential for a rotating sculpture garden at Warren Sports Complex and a reference source for the Board to view the previous artwork performed by the anchor tenant candidate.

At the conclusion of the discussion the Board provided the following direction to City staff:

- Bring back a formal lease agreement with the anchor tenant candidate for the Board to review;
- The Board asked City staff to break out what the potential FCDC investment for the public art project at Warren Sports Complex would entail.

7. **Discussion:** Discuss and give staff direction regarding the potential to hold a joint Community Development Corporation / Parks and Recreation Board Meeting.

Director of Parks and Recreation Rick Wieland provided an overview of the Parks and Recreation Board's request to hold a joint meeting on Thursday, April 22, 2010 at 6:30 p.m. in the McCallum Room at the Municipal Center. Highlights of the Board's discussion included the FCDC Regular Meeting Date of April 15<sup>th</sup> and the potential agenda items for this upcoming meeting.

At the conclusion of the discussion the Board provided the following direction to City staff:

- Follow-up with the Parks and Recreation Board about the potential to hold a joint FCDC / Parks and Recreation Board meeting on Thursday, April 15, 2010 at 7:00 p.m. in the McCallum Room at the Municipal Center;
- Hold the next Regular FCDC Board of Directors Meeting on Thursday, April 15, 2010 and move the start time for the meeting to 5:30 p.m., with the joint meeting to follow with a 7:00 p.m. start time.

8. **Discussion:** Discuss and give staff direction regarding future agenda items.

After completing discussion, the Board identified the following topics to add to further meeting agendas:

- Top alternatives for the naming of the CDC Building;
- Proposed Guaranteed Maximum Price (GMP) for the CDC Building Renovations;
- Proposed Lease Agreement with Weir Property anchor tenant candidate and an estimated project budget (with detailed breakdown) for the public art project at the Warren Sports Complex;

- Discussion of a management and operations plan for the future tenants of the CDC Building;
- Discussion of potential for share of CDC Building tenant ticket pricing to be donated to community organizations.

### **CLOSED SESSION**

9. Recess into Closed Session in compliance with Section 551.001 et. seq. Texas Government Code, to wit:

A. Section 551.072. To deliberate the purchase, exchange, lease or value of real property located:

i. South of US 380, North of The Colony city limits and North of SH 121, East of FM 423, and West of Hillcrest Road.

Allen Biehl moved to recess into Closed Session in compliance with Section 551.001 et. seq. Texas Government Code, to wit: Section 551.072, to deliberate the purchase, exchange, lease or value of real property. Craig Moen seconded the motion, and the motion was unanimously approved 6-0.

10. Reconvene into Regular Session and take any other action necessary as a result of the Closed Session.

Allen Biehl moved to reconvene into Regular Session and take any action necessary as a result of the Closed Session. Cynthia Hurley seconded the motion, and the motion was unanimously approved 6-0.

There was no action necessary as a result of the Closed Session.

### **ADJOURN**

Allen Biehl moved to adjourn the meeting. Craig Moen seconded the motion, and the motion was unanimously approved 6-0. The meeting was adjourned at 9:11 p.m.

### **ATTEST:**

---

Hunt Reifschneider  
President

*Approved/signed minutes are available at <http://www.sire.friscotexas.gov/sirepub/docs.aspx>.*